

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Construction Services

Member: John R. Smith
761-5220

Project Name: SoNew Development

Case #: 45-R-01

Date: March 27, 2001

Comments:

1. No comment.

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Division: Police

Member: Robert Dodder
759-6421
Beeper 497-0628

Project Name: SoNew Dev.

Case #: 45-R-01

Date: 3-27-01

Comments:

How will the vehicular and the pedestrian gates be controlled?

What type of perimeter control will be used to augment the gates?

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Division: Landscape

Member: Dave Gennaro
761-5200

Project Name: SoNew Development

Case #: 45-R-01

Date: 3/27/01

Comments:

1. Verify the minimum landscape area requirement in the ROC zoning district. This would appear to be 25% of the gross lot square footage. Provide the appropriate calculations.
2. All "Tree Preservation Ordinance" requirements apply. Provide a tree relocation schedule to provide for optimum survivability. Also, there are a large number of existing trees on this site (although many of them not appear to be in good condition). Verify that the "equivalent replacement" is above minimum site Code requirements.
3. Indicate any utilities (such as overhead powerlines) that would affect proposed planting
4. Verify that the required 2 ½' buffer where a V.U.A. abuts an adjoining property is met. There appears to be a deficiency on the north side.

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Division: Planning

Member: Jim Koeth
761 5276

Project Name: SoNew Dev.

Case #: 45 R 01

Date: March 27, 2001

Comment:

- 1) Site Plan approval requires Planning and Zoning Board approval. In addition, 30 day City Commission request for review applies.
- 2) Discuss with Zoning Rep. and applicant whether RD-15 permits townhouses. Discuss dual use on same site.
- 3) Provide narrative outlining (point by point) compliance with ULDR Sect. 47-18.33.
- 4) Denote zoning line designations on site plan.
- 5) Label property line on site plan.
- 6) Sanitation area doors cannot open into R-O-W. Discuss with applicant and Engineering Rep. at the meeting.
- 7) Provide detail for all proposed signage and fencing.
- 8) Dimension balconies on floor plans and site plan.
- 9) Discuss site circulation with Engineering Rep. and applicant at the meeting. Discuss stacking distances (gates) as well.
- 10) Discuss height of buildings with Zoning Rep. and applicant at the meeting.
- 11) Continue sidewalk on SW 9th St. In addition, provide sidewalk dimensions. Discuss with Engineering Rep. and applicant at the meeting.
- 12) Provide pedestrian paths to trash pick-up areas for residents.
- 13) Dimension drive aisles on site plan.

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14) Discuss provision for street trees along SW 4 Ave. and SW 9 St. with Landscaping Rep. and applicant.

15) Provide additional landscaping within eastern yard. Discuss with Landscape Rep. and applicant at the meeting.

16) Provide survey in site plan package.

17) Discuss 'Do Not Enter' signs at alley with applicant at meeting. Signs may be unsightly to neighbors.

Additional comments may be forthcoming at the meeting.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: SoNew Development

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Comments:

No apparent interference will result from this plan at this time.

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Division: Plumbing

Member: Ted DeSmith
761-5232

Project Name: So New Development

Case #: 45-R-01

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Comments:

1. Unable to determine sewer and water impact fee with the information provided.
2. Provide storm water calculations.

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Division: Fire

Member: Albert Weber
761-5875

Project Name: SoNew Development

Case #: 45-R-01

Date: 3-27-01

Comments:

- 1) Fire sprinkler system required at permit if town homes are not constructed as fee simple single-family dwellings. See F S 553.895.
- 2) Show hydrant location and provide flow test.

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Division: Zoning

Member: Terry Burgess
761-5913

Project Name: SoNew Development

Case #: 45-R-01

Date: 3/27/01

Comments:

1. In accordance with section 47-18.33.B.1 an average of two thousand (2,000) square feet shall be provide per dwelling unit.
2. Density shall be limited as provided for the zoning district where the townhouse development is located.
3. Indicate building height on elevations from grade as defined in section 47-2.
4. Lot coverage shall not exceed forty percent (40%) for buildings (23-33) feet in height and thirty five percent (35%) for buildings (34-44) feet in height in accordance with section 47-5.60.C.8.
5. A minimum of twenty-five percent (25%) of the townhouse group's front façade shall be setback an additional five (5) feet from the rest of the front façade in accordance with section 47-18.33.B.3.
6. Minimum corner yard setback is twenty five percent (25%) of the lot width or twenty five feet which ever is less. Under the provisions setforth in section 47-18.33.B.5.b twenty (20) measured from the ultimate right of way.
7. A duplex by definition is a building where one unit is one lot and the other attached unit is on an abutting lot, see definitions in section 47-35.
8. Developments located in the ROC zoning district shall be reviewed and approved by the Planning and Zoning Board.
9. Entrance structure is located in the front yard setback.
10. Provide a narrative outlining compliance with section 47-18.33 section by section.
11. Designate and delineate zoning lines on site plan.

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12. Additional requirements when a townhouse structure exceeds twenty two (22) feet in height, that portion of the structure shall be setback a minimum of an additional one (1) foot for each foot height above twenty two (22) feet in accordance with section 47-18.33.B.5.d.
13. Balconies shall comply with section 47-19.2.B.
14. Mechanical equipment shall be located only in the side and rear yards in accordance with section 47-19.2.S.
15. Dumpster and cart enclosures shall comply with the setback requirements of the zoning district in which it is located in accordance with section 47-19.4. Provide design details. Gates shall not swing into the right of way.
16. Discuss site circulation with Engineering representative.
17. Provide a property survey.
18. Additional comments maybe discussed at DRC meeting.

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Division: Engineering

Member: Tim Welch
761-5123

Project Name: SoNew Development

Case #: 45-R-01

Date: 3-27-01

Comments:

Engineering Comments will be available at the DRC Meeting.